

2013-2014 ANNUAL ACTION PLAN OF THE CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

TABLE OF CONTENTS

Executive Summary	3
Lead & Responsible Agencies	5
Table 1-Responsible Agencies	5
Consultation	6
Table 2- Agencies, groups, organizations, who participated	7
Table 3- Other local/regional/federal planning efforts	9
Participation	10
Table 4-Citizen Participation Outreach	11
Expected Resources	14
Table 5- Expected Resources-Priority Table	14
Annual Goals and Objectives	16
Table 6-Goals Summary	16
Projects	20
Table 7-Project Information	20
Projects Summary	22
Table 8-Project Summary	22
Geographic Distribution	35
Table 9- Geographic Distribution	35
CDBG Target Area and 2013-14 Project Locations	36
Affordable Housing	37
Table 10-One Year Goal for Affordable Housing by Support Requirement	37
Table 11- One Year Goal for Affordable Housing by Support Type	37
Homeless and Other Special Needs Activities	39
Barriers to Affordable Housing	41
Other Actions	42
Program Specific Requirements	47
Appendices	50
Appendix A-Applications for Federal Assistance	
Appendix B-Certifications	

Executive Summary

The City of Amarillo's Consolidated Plan for Housing and Community Development identifies Amarillo's needs for affordable housing as well as non-housing community and neighborhood development needs. The Consolidated Plan covers a five-year period from 2010 to 2014. The plan guides the allocation of federal resources received by the City of Amarillo from the U.S. Department of Housing and Urban Development.

The 2013-14 Annual Action Plan includes those goals and priorities set by the five year 2010-2014 Consolidated Plan. Allocations of CDBG and HOME funds include projects for park improvements, demolition and clearance, home renovations, rental renovations, emergency repairs, home buyer assistance, new construction, as well as a variety of public service projects including: senior services, youth services, homeless services, and child care services.

Objectives and Outcomes

Objectives and outcomes of the 2013 AAP include allocations of CDBG funds for community improvement. Community improvement projects will include improvements at Eastridge Park, providing recreational opportunities in the low-income CDBG Target area. Additional community improvement objectives will be met through the CDBG funding of the Community Improvement Inspector who will conduct inspections in the CDBG Target Area. Community improvement will also occur through the Demolition and Clearance program which will remove slum and blight through the demolition of substandard and dangerous structures in the CDBG Target Area.

Objectives to serve low-mod income persons will also be met through several CDBG public service programs. The public service programs will provide services for the homeless including dayroom services, case management, and mental health counseling. CDBG funds will also provide transportation for the homeless by issuing city bus tickets to 8 local homeless service providers and shelters each month. Additional outcomes of providing meals and adult daycare services to elderly and disabled will be provided through CDBG public service funds.

The objective to provide services to low-mod income youth in the community will be achieved through CDBG funding of the Wesley Community Center Wrestling Program. Child care services will be provided through a CDBG public service allocation to Panhandle Regional Planning Commission resulting in a state match of funds for child care services.

Furthermore, housing objectives in the 2013 Annual Action Plan will be met through CDBG and HOME funding. CDBG projects including Emergency Repair Grants and Minor Home Rehabilitation Projects will achieve safe housing for low-mod income persons in the Target Area. The HOME funds will further address the objective of safe affordable housing by funding 2 Community Development Housing Organizations (CHDO's) to construct new housing and renovate existing housing. The HOME funds for the Major Home Renovation program, Rental Rehabilitation Program, and HOMEBuyer Assistance program also will also achieve housing objectives.

Evaluation of Past Performance

The 2013-2014 Annual Application Plan addresses the 4th year in the 2010-2014 Consolidated Housing & Community Development Plan. The proposed accomplishments consisted of activities managed or funded by CDBG and HOME funding, as well as activities administered by community partners. Factors effective past performance include reduced federal funding (CDBG 15% reduction and HOME 33% reduction), economic downturn and high turnover of city staff as well as turnover of leadership in the nonprofit community. While some numerical goals were not met the City of Amarillo has achieved success in meeting the needs of the target population. The current AAP will further the City's efforts to meet stated goals.

Citizen Participation and Consultation Process

The citizen participation process seeks to encourage citizen participation in local government, particularly including low to moderate income persons in collaboration on the planning, development and assessment of the consolidated planning process. The consolidated planning process is conducted in an open manner. The City Commission established the Community Development Advisory Committee to act in an advisory role on policy decisions relating to the consolidated process, coordinate citizen participation, review and make recommendations to the City Commission on allocations of Community Development Block Grant and HOME funding, and other homeless assistance programs such as TX-ESG and CoC grants.

The City of Amarillo allocates CDBG and HOME funding to projects following a citizen participation process. The Community Development Advisory Committee is presented with recommended funding allocations during a series of public meetings in which each agency requesting funds present their requests and answer questions from the CDAC and general public regarding proposed projects. Following a recommendation by the CDAC, the proposed project allocations are presented before the Amarillo City Commission in a public hearing which again allows for public comment.

Once public comment, received 6/16/13 at the CDAC meeting, is as follows:

Wesley Community Center, 1615 S. Roberts, and Amarillo, TX 79102. Executive Director, Liz Rascon, thanked and supported the Community Development Advisory Committee for recommending funding for the Wesley youth wrestling program salary request.

There were no comments or views that were not accepted during the citizen participation process.

Lead & Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	AMARILLO	Community Development
CDBG Administrator	AMARILLO	Community Development
HOPWA Administrator	N/A (Amarillo does not administer HOPWA)	N/A
HOME Administrator	AMARILLO	Community Development
HOPWA-C Administrator	N/A (Amarillo does not administer HOPWA)	N/A

Table 1 – Responsible Agencies

The Consolidated Plan and Annual Action Plans are prepared by the City of Amarillo Community Development Department. Recommendations for funding allocations are provided by the Community Development Advisory Committee and approved by the Amarillo City Commission following a process of citizen participation and comment.

Consolidated Plan Public Contact Information

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Consultation

1. Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))
2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

In planning the 2013-2014 Annual Action Plan, the City of Amarillo consulted with several community organizations to ensure that resources are devoted to high priority goals and strategies for community development activities. The Community Development Advisory Committee, an 11 member panel of volunteer citizens representing all areas of the city, developed the recommendations of allocations for CDBG and HOME projects to meet the priority goals including Housing Needs, Homeless Needs, Non-Housing Community Development Needs, and Non-Homeless Special Needs.

Additionally, further consultation on homeless needs was sought from the Amarillo Continuum of Care Committee and the Amarillo Coalition for the Homeless. The Continuum of Care is a coalition of homeless service providers whose mission is planning and oversight of homeless programs. The City of Amarillo, as the lead agency of the Amarillo Continuum of Care, coordinates monthly meetings with the Continuum of Care Committee which is comprised of service providers including homeless shelters, mental health facilities, veterans' services, educational institutions, and housing assistance providers. Continuum of Care agendas are focused toward enhanced coordination between all entities and collaborative efforts to seek solutions to any areas where gaps in needed services may exist.

1	Agency/Group/Organization	AMARILLO, CITY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	N/A
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Advisory Committee holds public meetings that seek public input on the assessment of needs, developing of strategies and evaluation of outcomes of projects. Participation in the Continuum of Care process seeks input from all agencies, groups and organizations in the City of Amarillo. The City of Amarillo Community Development Department is also the lead agency for the Amarillo Continuum of Care. Consultation regarding homeless services is conducted during monthly meetings with the CoC Committee regarding Texas Department of Housing and Community Affairs (TDHCA) TX-ESG programs and other funding sources. Additionally, the City of Amarillo Community Development Department acts as the lead of the Amarillo HMIS program. The City of Amarillo Community Development Department is also the lead agency for the Amarillo Continuum of Care. Consultation regarding homeless services is conducted during monthly meetings with the CoC Committee regarding TX-ESG programs and other funding sources. Additionally, the City of Amarillo Community Development Department acts as the lead of the Amarillo HMIS program.
2	Agency/Group/Organization	ANOTHER CHANCE HOUSE
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Another Chance House is a member of the Amarillo Continuum of Care committee and is consulted on allocation and project evaluations of TX-ESG and CoC funded programs.
3	Agency/Group/Organization	CATHOLIC CHARITIES OF THE TEXAS PANHANDLE
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities of the Texas Panhandle is a designated CHDO organization and is a member of the Amarillo Continuum of Care committee and is consulted on allocation and project evaluations of TX-ESG and CoC funded programs.
4	Agency/Group/Organization	DOWNTOWN WOMEN'S CENTER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Downtown Women's Center is a member of the Amarillo Continuum of Care committee and is consulted on allocation and project evaluations of TX-ESG and CoC funded programs.
5	Agency/Group/Organization	FAMILY SUPPORT SERVICES, INC.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Support Services is a member of the Amarillo Continuum of Care committee and is consulted on allocation and project evaluations of TX-ESG and CoC funded programs.
6	Agency/Group/Organization	GUYON SAUNDERS RESOURCE CENTER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Guyon Saunders Resource Center is a member of the Amarillo Continuum of Care committee and is consulted on allocation and project evaluations of TX-ESG and CoC funded programs.
7	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army is a member of the Amarillo Continuum of Care committee and is consulted on allocation and project evaluations of TX-ESG and CoC funded programs.
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Table 2 – Agencies, groups, organizations who participated

The Amarillo Continuum of Care includes representatives of all areas of local community homeless services providers including homeless shelters, mental health providers, transitional housing, substance abuse providers, hospitals, veterans' affairs, domestic violence services, and local government.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Amarillo	The Continuum of Care addresses homeless needs in the community which is a high priority goal outlined in the strategic plan.
Community Development Advisory Committee	City of Amarillo	The Community Development Advisory Committee makes recommendations for funding allocations to meet goals for Housing, Homeless Needs, Non-Housing Community Development, and Non-Homeless Special Needs.

Table 3 – Other local / regional / federal planning efforts

The City of Amarillo Community Development Department is the lead agency for the Amarillo Continuum of Care. Consultation regarding homeless services is conducted during monthly meetings with the CoC Committee regarding TX-ESG programs and other funding sources. Additionally, the City of Amarillo Community Development Department acts as the lead of the Amarillo HMIS program. Monthly reports on HMIS data are presented to the CoC Committee during meetings for consultation on performance and needs among local homeless service providers. Furthermore, the City of Amarillo Community Development Department is a member of the Amarillo Coalition for the Homeless; an organization involved in planning and fundraising for homeless causes in the community.

Participation

The City of Amarillo citizen participation process includes the following basic goals:

1. Encourage citizens to participate in local government
2. Provide citizens, especially those of low and very low income, opportunities to actively collaborate in the planning, development and assessment of the consolidated planning process.
3. Ensure all aspects of the consolidated planning process are conducted in an open manner.
4. Provide City officials with information regarding citizens' perceptions and priorities.

The Community Development Advisory Committee is composed of 11 citizens and is responsible for overseeing the CDBG and HOME programs. Efforts are made to appoint citizens who will be representative of the persons most affected by CDBG and HOME activities. The CDAC meets in regular session each month at the downtown public library. Notices of the monthly meetings are posted a minimum of 72 hours prior to the meeting and encourage public attendance and comment.

To begin the planning process for the 2013 Annual Action Plan, the Community Development Department posted notice on February 15, 2013 of a Grant Application Workshop on the city website at www.amarillo.gov and distributed notice via the United Way list-serve mailing list. Also posted on the website were a Grant Application Handbook, the 2013 Funding Application, and links to the Basically CDBG and CDBG Guide to National Objectives & Eligible Activities guidebooks. On February 28, 2013 the city hosted the Grant Application Workshop to provide technical assistance and guidance to agencies seeking CDBG and HOME funding. The applications were due to the Community Development Department on April 11, 2013 by 4:00PM.

Two public meetings were conducted on May 14 and May 16, 2013 at the Downtown Library located at 413 SE 4th Avenue to hear public comment on the proposed projects. The Community Development Advisory Committee heard presentations from the applicant agencies and was able to ask questions about proposed projects. Notices of these meetings were posted on the city website and were distributed via the United Way list-serve mailing list. A public hearing on June 6, 2013, also held at the Downtown Library and advertised on the city website, was conducted for the CDAC to make formal recommendation for funding CDBG and HOME projects.

On June 13, 2013 a notice of availability of the 2013 Annual Action Plan was published in the *Amarillo Globe News* and on the City of Amarillo website allowing for a 30 day public comment period. No comments were received. On July 16, 2013 the City Commission conducted a public hearing and approved the 2013 Annual Action Plan in City Commission Chambers at City Hall.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Applicant Agencies</p>	CDAC Public Meetings on the Annual Action Plan funding allocations were held on May 14, May 16, and June 6.	One comment was received from Liz Rascon, Executive Director of Wesley Community Center in thanks for CDAC recommending funding to the wrestling program.	No comments were unaccepted.	N/A
2	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Applicant Agencies</p>	City Commission Meeting to approve the CDAC funding recommendations was held on July 16.	No comments were received during the July 16 City Commission public meeting.	No comments were unaccepted.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Applicant Agencies, Non Profit Community</p>	Advertisement of all CDAC Meetings and City Commission meetings are sent out via email on the United Way ListServe which is subscribed to by over 300 local non-profit agencies, businesses, and individual citizens.	No comments were received.	No comments were unaccepted.	<p>United Way ListServe mailing list and City of Amarillo Website</p> <p>www.amarillo.gov</p>
4	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Applicant Agencies</p>	Advertisement of the July 16th City Commission meeting was published in the Amarillo Globe News on June 13th allowing for a 30 day public comment period on proposed funding allocations.	No comments were received.	No comments were unaccepted.	<p>Amarillo Globe News</p> <p>www.agn.com</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	City of Amarillo Website	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Applicant Agencies, Non-profit Community, Local Business Community</p>	<p>Advertisement of all CDAC meetings and City Commission meetings are posted on the City of Amarillo website.</p>	No comments were received.	No comments were unaccepted.	www.amarillo.gov

Table 4 – Citizen Participation Outreach

Expected Resources

The expected resources for the 2013-2014 Annual Action Plan projects include a CDBG allocation of \$1,537,811.00 and a HOME allocation of \$539,003.00.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,537,811	12,000	71,210	1,621,021	1,621,021	2013-14 annual allocation of CDBG funds totals \$1,537,811. A prior year resource from the 2011 program year in the amount of \$7, 1210 is available for allocation. Approximately \$12,000 is anticipated for program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	539,003	0	224,652	763,655	763,655	2013-14 annual allocation of HOME funds total \$539,003. A prior year balance from 2012-13 totals 224,651.56, resulting in an available balance of \$763,654.56.

Table 5 - Expected Resources – Priority Table

The funds awarded to CDBG projects are leveraged by the subrecipient agencies from a variety of resources including independent fundraising, other federal awards, local foundations, independent donations, and value of capital including building, equipment, salaries, inventory, and volunteer hours. Other federal funds include the Amarillo PHA's administration of the Section 8 HCV Program and the VA-VASH Program. Continuum of Care funds will be used for the Shelter Plus Care Program, Supportive Housing Program, Amarillo Homeless Law Project, and the Amarillo HMIS. The City of Amarillo will not receive TX-ESG funds from the State in the 2013 program year but will apply on behalf of the Amarillo CoC for ESG funding for the 2014 program year. The 2013-2014 obligation for HOME match is \$134,751. Over the years, the City has accumulated excess match for the HOME Program through a variety of sources. The \$134,751 HOME match for the FY 2013 program year is satisfied with current resources as described below:

- 25% of the single-family mortgage loans made to HOME eligible homebuyers through the 2003 bond issued by the Amarillo Housing Finance Corporation.
- Contributions from the Amarillo Housing Finance Corporation for homebuyer assistance.
- Donations of volunteer labor and building materials on CHDO projects undertaken by Amarillo Habitat for Humanity or Catholic Charities of the Texas Panhandle that are not reflected in sales price of a home.
- Other sources are miscellaneous contributions of cash, forgiven fees and liens, and financing fees.

Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Park Improvements	2010	2014	Non-Housing Community Development	Community Development Target Area	Non-Housing Community Development	CDBG: \$326,435	Other: 1 Other
2	Code Enforcement	2010	2014	Non-Housing Community Development	Community Development Target Area City Wide Amarillo	Housing Non-Housing Community Development	CDBG: \$211,884	Housing Code Enforcement/Foreclosed Property Care: 10000 Household Housing Unit
3	Demolition and Clearance	2010	2014	Non-Housing Community Development	Community Development Target Area	Non-Housing Community Development	CDBG: \$90,000	Buildings Demolished: 30 Buildings
4	Senior Services	2010	2014	Non-Homeless Special Needs	City Wide Amarillo	Non-Homeless Special Needs	CDBG: \$65,500	Public service activities other than Low/Moderate Income Housing Benefit: 510 Persons Assisted
5	Youth Programs	2010	2014	Non-Housing Community Development	City Wide Amarillo	Non-Homeless Special Needs	CDBG: \$11,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
6	Assisted Child Care	2010	2014	Non-Housing Community Development	City Wide Amarillo	Non-Housing Community Development	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
7	General Public Services	2010	2014	Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide Amarillo	Homeless Needs	CDBG: \$54,171	Public service activities other than Low/Moderate Income Housing Benefit: 3050 Persons Assisted
8	Homeowner Rehabilitation Assistance	2010	2014	Affordable Housing	City Wide Amarillo	Housing	CDBG: \$371,259 HOME: \$200,000	Rental units rehabilitated: 7 Household Housing Unit Homeowner Housing Rehabilitated: 138 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homebuyer Assistance	2010	2014	Affordable Housing	City Wide Amarillo	Housing	HOME: \$48,153	Direct Financial Assistance to Homebuyers: 30 Households Assisted
10	New Housing Construction	2010	2014	Affordable Housing	Community Development Target Area	Housing	HOME: \$104,422	Homeowner Housing Added: 5 Household Housing Unit
11	Rental Rehabilitation	2013	2014	Affordable Housing	Community Development Target Area City Wide Amarillo	Housing	CDBG: \$100,000	Rental units rehabilitated: 7 Household Housing Unit
12	Acquisition and Rehabilitation	2013	2014	Affordable Housing	Community Development Target Area	Housing	HOME: \$105,578	Rental units rehabilitated: 4 Household Housing Unit
13	Emergency Repair of Hazardous Conditions	2010	2014	Affordable Housing	City Wide Amarillo	Housing	CDBG: \$321,259	Homeowner Housing Rehabilitated: 130 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions		
1	Goal Name	Park Improvements
	Goal Description	The goal of Park Improvements is to increase recreational opportunities and improve living environments at a city park through installation of new features such as seating, shade structures, water features, lighting, restrooms, and walkways.
2	Goal Name	Code Enforcement
	Goal Description	The goal of Code Enforcement is to inspect slum and blight concerns at properties in the CDBG Target Area to increase sustainability of neighborhoods and create suitable living environments through the elimination of hazardous and blighting conditions.
3	Goal Name	Demolition and Clearance
	Goal Description	The goal of Demolition and Clearance is to eliminate substandard and hazardous structures in the CDBG Target Area to improve sustainability of the neighborhoods and create suitable living environments.
4	Goal Name	Senior Services
	Goal Description	The goal of Senior Services is to provide services to elderly and disabled persons such as adult daycare, home delivered meals, or groceries at no cost. The improved availability/accessibility to services for seniors creates suitable living environments by allowing seniors and disabled persons to maintain independence for a longer time.

5	Goal Name	Youth Programs
	Goal Description	The goal of Youth Programs is to increase availability and accessibility to recreational and educational opportunities for youth from low-mod income households. Youth programs improve living environments and create economic opportunities for those youth.
6	Goal Name	Assisted Child Care
	Goal Description	The goal of Assisted Child Care is to provide low-cost childcare services to low-mod income families so they are able to pursue employment and educational opportunities. The availability and accessibility of affordable child care services increases economic opportunities for those households.
7	Goal Name	General Public Services
	Goal Description	The goal of General Public Service programs is to provide needed services to low-mod income persons, improving availability and accessibility to suitable living environments and/or economic opportunities. General Public Services may include services for homeless or other special needs populations including services such as case management, transportation, or counseling.
8	Goal Name	Homeowner Rehabilitation Assistance
	Goal Description	The goal of Homeowner Rehabilitation Assistance is to improve the sustainability of decent affordable housing and suitable living environments by providing home renovations for low-mod income homeowners.
9	Goal Name	Homebuyer Assistance
	Goal Description	The goal of Homebuyer Assistance is to increase affordability of decent housing through financial assistance of down payments, closing costs, and/or principle reduction to qualified first time homebuyers.
10	Goal Name	New Housing Construction
	Goal Description	The goal of New Housing Construction is to increase affordability and accessibility of decent housing to qualified low-mod income households.
11	Goal Name	Rental Rehabilitation
	Goal Description	The goal of Rental Rehabilitation is to provide financial assistance to property owners for the renovation of existing rental units to be made available to low-mod income tenants, increasing affordability and accessibility to decent affordable housing.
12	Goal Name	Acquisition and Rehabilitation
	Goal Description	The goal of Acquisition and Rehabilitation is to increase availability of decent affordable housing through the acquisition and rehabilitation of distressed properties to be made available to low-mod income tenants.
13	Goal Name	Emergency Repair of Hazardous Conditions
	Goal Description	The goal of the Emergency Repair Grant Program is to provide repairs of hazardous conditions in owner occupied units, to increase sustainability of decent affordable housing and create suitable living environments.

Affordable Housing through the HOME Program

HOME uses a variety of programs to address the needs of extremely low-income, low-income, and moderate-income families. The following describe the program and the estimated number of families to be assisted. Housing rehabilitation assistance allows low-income homeowners to improve the quality of their living environment. The program addresses the structure's basic systems and may include interior and exterior repairs to the home.

Homes with severe basic system problems are being addressed as small rehabs. These projects require the repairs (plumbing, HVAC, electrical, etc.) to be completed on an immediate basis. The basic systems, lead based paint issues and other hazards are addressed with no consideration given to interior and exterior appearance unless it is hazardous. These repairs are urgent situations that exceed the capabilities of the Emergency Repair Program. Of the 130 emergency repairs anticipated to be completed during the 2013 program year, 60% are anticipated to benefit extremely low-income households and 40% are anticipated to benefit low-income households.

Furthermore, it is anticipated that 2 homeowners will be assisted with large rehab and 6 homeowners will be assisted with minor rehabs. It is also estimated that the households to benefit from homeowner rehabilitations will be 60% extremely low-income and 40% low-income.

The rental rehabilitation program has been very successful in returning vacant substandard rental property to the rental market. The assistance allows owners to make all of the repairs needed to put these units back in service. The Community Development office accepts proposals from private owners interested in Rental Rehabilitation year round as funding is available. The proposals are evaluated and ranked for funding. Preferences are given to vacant units with 3 or more bedrooms. The landlords must match the assistance dollar for dollar up to 50% of the construction costs.

Extremely low-income, very low-income and low-income households are eligible to benefit from rental rehabilitation. The HOME rules require rent controls and income qualifying. All single-family rehabilitations must be occupied by a household with an income of 60% or less of the MFI. It is anticipated that 7 households will occupy the new Rental Rehabilitation units. In the 2012 program year, 100% of the rental units rehabilitated benefited persons in the extremely low-income category. Since inception of the HOME program a total of 280 units have been rehabilitated.

HOMEbuyer assistance is available to help any low and moderate income household wanting to buy a home. Participating lenders approve the homebuyers for a mortgage loan and then refer them to the program. Eligible homeowners may receive up to 75% of the total down payment and closing costs not to exceed \$5,000. There are no Target Area restrictions. Additionally, the Principle Reduction Program can assist with up to \$15,000 toward principle reduction of their loans. The funds are used to reduce the principal balance of the loans so the housing payment is 30% or less of the borrower's gross monthly income and considered affordable. The affordability period is 10 years for \$7,500 - \$15,000 and 5 years for amounts under \$7,500.

It is anticipated that 30 households will be assisted with the HOMEbuyer Assistance Program. Based on numbers from the 2012 program year, it is estimated that the Homebuyer assistance program will benefit 17% extremely low-income households, 50% low-income households, and 33% moderate-income households.

Projects

Projects included in the City of Amarillo Community Development 2013 Annual Action Plan include improvements of Eastridge Park, providing recreational opportunities in the CDBG Target Area. Additional community improvement objectives will be met through the CDBG funding of the Community Improvement Inspector who will conduct inspections in the CDBG Target Area. Community improvement will also occur through the Demolition and Clearance program which will remove slum and blight through the demolition of substandard and dangerous structures in the CDBG target area.

Objectives to serve low-mod income persons will also be met through several CDBG Public Services programs. The public service programs will provide services for the homeless including dayroom services, case management, and mental health counseling. CDBG funds will also provide transportation for the homeless by issuing city bus tickets to 8 local homeless service providers each month. Additional outcomes of providing meals and adult daycare services to elderly and disabled will be provided through CDBG Public Service funds.

The objective to provide services to low-mod income youth in the community will be achieved through CDBG funding of the Wesley Community Center Wrestling Program. Childcare services will be provided through a CDBG public service allocation to Panhandle Regional Planning Commission resulting in a state match of funds for lower cost childcare services.

Furthermore, housing objectives in the 2013 Annual Action Plan will be met through CDBG and HOME funding. CDBG projects including Emergency Repair Grants and Minor Home Rehabilitation Projects will achieve safe housing for low-mod income persons within Amarillo. The HOME funds will further address the objective of safe affordable housing by funding 2 Community Development Housing Organizations (CHDO's) to construct new housing and renovate existing rental housing. The HOME funds for the Major Home Renovation Program, Rental Rehabilitation Program, and HOMEbuyer Assistance Program also will achieve housing objectives.

#	Project Name
1	Eastridge Park Improvements
2	CDBG Community Improvement Inspector
3	Demolition and Clearance
4	Amarillo MultiService Jan Werner Adult Day Care Center
5	CCTXP Interfaith Hunger Project
6	Transportation for the Homeless
7	GSRC Day Room
8	PRPC-Assisted Child Care Title 4-A
9	PRPC Area Agency on Aging FoodNet
10	Wesley Community Center
11	Family Support Services

#	Project Name
12	Emergency Repair Grant Program
13	Minor Housing Rehabilitation Assistance
14	Rehabilitation Support Administration
15	Program Management
16	HOME Administration
17	HOMEbuyer Assistance
18	Major Housing Rehabilitation Assistance
19	Rental Rehabilitation
20	Amarillo Habitat for Humanity-Glenwood Addition
21	Catholic Charities of the Texas Panhandle-Multi Family Housing Project
22	CHDO Operating-Amarillo Habitat for Humanity
23	CHDO Operating-Catholic Charities of the Texas Panhandle

Table 7 – Project Information

Allocation priorities are based on the 2010-2014 Consolidated Housing and Community Development Plan. Of the 23 allocated projects, 20 are designated as High priority in the Consolidated Plan. Three projects including childcare, homeless facilities, and multi-family residential rehabilitation are designated as Medium priority in the Consolidated Plan. The Administrative and Program Management funds for CDBG and HOME are necessary to administer these projects and were approved by the Community Development Advisory Committee and the City Commission following public hearings and comment. Obstacles to addressing underserved needs are not anticipated; however some projects such as the HOMEbuyer Assistance program, Housing Rehabilitation, Emergency Repair Grants, and Rental Rehabilitation will be contingent upon applicant credit and financial qualification, housing stock, and local demand.

Projects Summary

1	Project Name	Eastridge Park Improvements
	Target Area	Community Development Target Area
	Goals Supported	Park Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$326,435
	Description	Project will fund improvements of Eastridge Park including installation of splash pad, covered seating, lighting, and walkways.
	Target Date	6/1/2014
	Estimate the number and type of families that will benefit from the proposed activities	The total population in the 79107 zip code is 36,444 with over 12,600 (34.8%) of the population in this area under the age of 19. Eastridge Elementary School has a student enrollment of 771 students. Eastridge School Park is also a site for the Summer Park Program and Free Summer Lunch Program. The Parks and Recreation Summer Recreation Program recorded a total of 1,573 visits in 2011 and 1,895 visits in 2012 with an average daily attendance of 45 children. Improvements of Eastridge Park are anticipated to draw greater attendance to recreational activities as well as reduction in undesirable activity within the park.
	Location Description	1314 Evergreen Street (Corner of SE14th and Evergreen)
	Planned Activities	Project will fund improvements of Eastridge Park including installation of splash pad, covered seating, lighting, and walkways.
2	Project Name	CDBG Community Improvement Inspector
	Target Area	Community Development Target Area
	Goals Supported	Code Enforcement
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$61,447
	Description	Project will fund salary for Community Improvement Inspector position which will be responsible for conducting inspections within the CDBG Target Area. Inspections will be focused on eliminating slum and blight in the target area.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	The Community Development Inspector will provide a benefit in the form of elimination of slum and blight. Approximately 10,000 inspections will be completed during the program year. All persons and population groups within the target area neighborhoods benefit by the elimination of nuisances, substandard conditions, and code violations in and around their homes. Those who live nearest to a problem that is eliminated will realize the most direct benefits.
	Location Description	Inspection activities will take place at scattered sites within the CDBG Target Area.

	Planned Activities	Project will fund salary for Community Improvement Inspector position which will be responsible for conducting inspections within the CDBG Target Area. Inspections will be focused on eliminating slum and blight in the target area.
3	Project Name	Demolition and Clearance
	Target Area	Community Development Target Area
	Goals Supported	Demolition and Clearance
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$90,000
	Description	Project will fund demolition and clearance of approximately 30 substandard condemned structures in the CDBG Target Area to eliminate slum and blight and create safer neighborhoods.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	A benefit of elimination of slum and blight in the CDBG Target Area in will occur through the demolition and clearance of 30 substandard structures. All persons and population groups within the Target Area neighborhoods will benefit by the elimination of nuisances, substandard conditions, and code violations in and around their homes. Those who live nearest to a problem that is eliminated will realize the most direct benefits.
	Location Description	Demolition and clearance activities will take place on scattered sites within the CDBG Target Area as they are identified and selected.
	Planned Activities	Project will fund demolition and clearance of approximately 30 substandard condemned structures in the CDBG Target Area to eliminate slum and blight and create safer neighborhoods.
4	Project Name	Amarillo MultiService Jan Werner Adult Day Care Center
	Target Area	City Wide Amarillo
	Goals Supported	Senior Services
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: \$21,000
	Description	Project will provide adult daycare services for elderly and disabled low-mod income clients at the Jan Werner Adult Daycare Center.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	The Jan Werner Adult Daycare Program will benefit 16 unduplicated elderly or disabled persons during the program year.
	Location Description	Services will be provided at the Jan Werner Multi-Service Center located at 3108 S. Fillmore Street. The adult daycare facility includes activities, opportunities for socialization, nutritious meals, and nursing care.

	Planned Activities	Project will provide adult daycare services for elderly and disabled low-mod income clients at the Jan Werner Adult Daycare Center. Clients are provided opportunities for socialization, activities, nutritious meals, and nursing care at the day care center.
5	Project Name	CCTXP Interfaith Hunger Project
	Target Area	City Wide Amarillo
	Goals Supported	Senior Services
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: \$22,750
	Description	Project will provide food at no cost to eligible persons by funding supplies for the Interfaith Hunger Food Pantry. Eligible elderly and disabled low-mod income clients will be able to maintain their independence by selecting the foods they need from the pantry.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 434 unduplicated low-mod income elderly or disabled persons.
	Location Description	The activity is located at 200 S. Tyler Street. A stocked food pantry is available at this location for eligible clients to shop for their own grocery needs at no cost. Persons who are homebound and unable to physically shop at the food pantry are eligible for home delivery of grocery items.
6	Planned Activities	Project will provide food at no cost to eligible persons by funding supplies for the Interfaith Hunger Food Pantry. Eligible elderly and disabled low-mod income clients will be able to maintain their independence by selecting the foods they need from the pantry.
	Project Name	Transportation for the Homeless
	Target Area	City Wide Amarillo
	Goals Supported	General Public Services
	Needs Addressed	Homeless Needs
	Funding	CDBG: \$10,500
	Description	Project will fund the purchase of city bus tickets to be distributed among 8 local homeless shelters. Bus tickets will be issued to homeless clients for transportation to appointments and employment opportunities.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 1140 homeless persons by providing city transit tickets to appointments and/or employment opportunities.

	Location Description	The city bus tickets are purchased monthly by the Community Development Office at City Hall and then disbursed to 8 participating homeless shelters. Homeless shelters include Family Support Services Domestic Violence Shelter (1001 S Polk), Guyon Saunders Homeless Dayroom (200 S Tyler), Faith City Mission (401 SE 2nd), City of Refuge (613 S Adams), Martha's Home (1204 SW 18th), Downtown Women's Center (405 S Monroe), Another Chance House (209 S Jackson), and The Salvation Army (401 S Harrison). The participating shelters will disburse city bus tickets to homeless persons from these locations.
	Planned Activities	Project will fund the purchase of city bus tickets to be distributed among 8 local homeless shelters. Bus tickets will be issued to homeless clients for transportation to appointments and employment opportunities.
7	Project Name	GSRC Day Room
	Target Area	City Wide Amarillo
	Goals Supported	General Public Services
	Needs Addressed	Homeless Needs
	Funding	CDBG: \$40,000
	Description	Project will fund salary for Dayroom Supervisor to operate homeless dayroom facility at the Guyon Saunders Resource Center.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 1605 unduplicated homeless persons who will be provided services at the Guyon Saunders Homeless Dayroom during the program year.
	Location Description	The activity will take place at the Guyon Saunders Homeless Dayroom facility located at 200 S Tyler Street. The dayroom is a safe location where homeless persons may seek safe indoor shelter from the elements during daytime hours 365 days a year where they can receive services such as case management, referrals, laundry facilities, showers, phone or computer accessibility, and mail services.
	Planned Activities	Project will fund salary for Dayroom Supervisor to operate homeless dayroom facility at the Guyon Saunders Resource Center.
8	Project Name	PRPC-Assisted Child Care Title 4-A
	Target Area	City Wide Amarillo
	Goals Supported	Assisted Child Care
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: \$100,000
	Description	Project will fund childcare service for the Panhandle Regional Planning Commission/Texas Workforce Solutions Program. CDBG funds will be matched by the state for childcare services for low-mod income families.
	Target Date	9/30/2014

	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide affordable childcare to 200 children from qualified low-mod income households.
	Location Description	The program is administered from the Texas Workforce Solutions office at 1206 SW 7th Avenue, but actual childcare will be provided at a number of child care provider sites throughout the city.
	Planned Activities	Project will fund childcare service for the Panhandle Regional Planning Commission/Texas Workforce Solutions Program. CDBG funds will be matched by the state for childcare services for low-mod income families.
9	Project Name	PRPC Area Agency on Aging FoodNet
	Target Area	City Wide Amarillo
	Goals Supported	Senior Services
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: \$21,750
	Description	Project will fund home delivery of noon-time meals to qualified low-mod income elderly and disabled clients who would otherwise not have access to a daily nutritious meal. The program extends elderly and disabled clients' ability to remain independent in their own homes.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide a benefit to 60 unduplicated elderly or disabled low-mod income persons during the program year.
	Location Description	The program is administered from the offices of the Area Agency on Aging located at 415 SW 8th Avenue. Meals are prepared at the Bivins Culinary Center located at 6700 Killgore and then are delivered to client residences at sites throughout the city.
10	Planned Activities	Project will fund home delivery of noon-time meals to qualified low-mod income elderly and disabled clients.
	Project Name	Wesley Community Center
	Target Area	City Wide Amarillo
	Goals Supported	Youth Programs
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: \$11,000
	Description	Project will fund salary for wrestling coach at Wesley Community Center to provide youth services that will teach wrestling techniques and life skills to low-mod income youth.
	Target Date	9/30/2014

	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 60 unduplicated youth from low-mod income households.
	Location Description	The activity will be located at Wesley Community Center at 1615 S Roberts Street.
	Planned Activities	Project will fund salary for wrestling coach at Wesley Community Center to provide youth services that will teach wrestling techniques and life skills to low-mod income youth.
11	Project Name	Family Support Services
	Target Area	City Wide Amarillo
	Goals Supported	General Public Services
	Needs Addressed	Homeless Needs
	Funding	CDBG: \$3,671
	Description	Project will fund partial salary for a Family Support Services Counselor to provide counseling services to homeless persons at the Guyon Saunders Resource Center.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide counseling services to 100 unduplicated homeless persons.
	Location Description	This activity will be located in the swing office of the Guyon Saunders Resource Center at 200 S Tyler Street. Utilization of this office for this program will allow greater access for homeless persons to receive counseling services due to its central location at the Guyon Saunders Resource Center where many homeless persons are already accessing other services. Follow-up counseling sessions will be continued at the Family Support Services Office at 1001 S Polk Street.
12	Planned Activities	Project will fund partial salary for FSS Counselor to provide counseling services to homeless persons at the Guyon Saunders Resource Center.
	Project Name	Emergency Repair Grant Program
	Target Area	City Wide Amarillo
	Goals Supported	Emergency Repair of Hazardous Conditions
	Needs Addressed	Housing
	Funding	CDBG: \$321,259
	Description	Project will provide financial assistance to low income homeowners needing emergency repairs of hazardous conditions in their homes.
	Target Date	9/30/2014

	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide emergency repairs of hazardous conditions to 130 households.
	Location Description	This activity is administered by the Community Development office at City Hall and will be carried out at scattered homeowner sites throughout the city as need and qualification is determined over the course of the program year.
	Planned Activities	Project will provide financial assistance to low income homeowners needing emergency repairs of hazardous conditions in their homes.
13	Project Name	Minor Housing Rehabilitation Assistance
	Target Area	City Wide Amarillo
	Goals Supported	Homeowner Rehabilitation Assistance
	Needs Addressed	Housing
	Funding	CDBG: \$50,000
	Description	Project will provide financial assistance up to \$20,000 to low income homeowners to rehabilitate their homes. Financial assistance is provided as a 5-20 year interest-free forgivable loan.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 6 homeowners with rehabilitations of their homes.
	Location Description	This activity will be administered by the Community Development Office at City Hall and will take place at scattered sites throughout the city as eligible homeowners sites are selected during the program year.
	Planned Activities	Project will provide financial assistance up to \$20,000 to low income homeowners to rehabilitate their homes. Financial assistance is provided as a 5-20 year interest-free forgivable loan.
14	Project Name	Rehabilitation Support Administration
	Target Area	City Wide Amarillo
	Goals Supported	Park Improvements Homebuyer Assistance New Housing Construction Homeowner Rehabilitation Assistance Rental Rehabilitation Acquisition and Rehabilitation Emergency Repair of Hazardous Conditions
	Needs Addressed	Housing
	Funding	CDBG: \$150,437

	Description	Project will fund salaries and operational support for Housing Inspector I and Housing Inspector II who provide the inspection and construction oversight services for the CDBG and HOME housing activities.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	The Rehabilitation Support Administration program funds the salaries of two inspectors who work with several programs including, Homeowner Rehabilitations, New Housing Construction, Rental Rehabilitations, Acquisitions and Rehabilitations, and Emergency Repair Grants. Across those 5 programs it is estimated that at least 154 households will benefit.
	Location Description	The Community Improvement Inspectors I and II operate out of the Community Development Office at City Hall and perform construction oversight and inspections at scattered sites throughout the city.
	Planned Activities	Project will fund salaries and operational support for Housing Inspector I and Housing Inspector II who provide the inspection and construction oversight services for the CDBG and HOME housing activities.
	Planned Activities	Project will fund salaries and operational support for Housing Inspector I and Housing Inspector II who provide the inspection and construction oversight services for the CDBG and HOME housing activities.
15	Project Name	Program Management
	Target Area	Community Development Target Area City Wide Amarillo
	Goals Supported	Park Improvements Demolition and Clearance Code Enforcement General Public Services Senior Services Youth Programs Assisted Child Care Homebuyer Assistance New Housing Construction Homeowner Rehabilitation Assistance Rental Rehabilitation Acquisition and Rehabilitation Emergency Repair of Hazardous Conditions
	Needs Addressed	Housing Homeless Needs Non-Housing Community Development Non-Homeless Special Needs
	Funding	CDBG: \$307,562
	Description	Program Management
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	The Program Management activity provides management and administration of all CDBG and HOME programs, but does not yield a specific number of persons benefited. The total of all persons benefitted across all programs are achievable through the activities of Program Management.
	Estimate the number and type of families that will benefit from the proposed activities	The Program Management activity provides management and administration of all CDBG and HOME programs, but does not yield a specific number of persons benefited. The total of all persons benefitted across all programs are achievable through the activities of Program Management.

	Location Description	The Program Management activity is located at the Community Development office at City Hall. Oversight activities of various programs and projects take place at scattered sites throughout the city and CDBG Target Area.
	Planned Activities	Project will fund the salaries and operational support for the management and administration of the CDBG and HOME programs. Staff includes the Community Development Administrator, Program Coordinator, Administrative Assistant, and Administrative Technician II.
16	Project Name	HOME Administration
	Target Area	Community Development Target Area City Wide Amarillo
	Goals Supported	Homebuyer Assistance New Housing Construction Homeowner Rehabilitation Assistance Rental Rehabilitation Acquisition and Rehabilitation
	Needs Addressed	Housing
	Funding	HOME: \$53,900
	Description	The HOME Administration project provides salary and operating support for the administration and management of the HOME program. Staff includes the Affordable Housing Program Coordinator and a Housing Assistant.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	This activity provides operating support for the administration of the HOME program. Numbers of persons benefitted would encompass the total for all HOME programs including HOMEbuyer Assistance, Homeowner Rehabilitation, Rental Rehabilitation, New Construction, and Acquisition and Rehabilitation.
	Location Description	The HOME program is administered at the Community Development office at City Hall. Project oversight and administrative monitoring takes place at scattered projects sites throughout the city.
	Planned Activities	Project will fund salary and operating support for the administration and management of the HOME program. Staff includes the Affordable Housing Program Coordinator and a Housing Assistant.
17	Project Name	HOMEbuyer Assistance
	Target Area	Community Development Target Area City Wide Amarillo
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Housing
	Funding	HOME: \$48,153

	Description	Project will provide financial assistance to qualified low-mod income homebuyers to purchase a home. Eligible homebuyers who have qualified for mortgages through a lender may receive up to 75% of the total down payment and closing costs not to exceed \$5000.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide homebuyer assistance to 30 first time homebuyers.
	Location Description	This activity is administered by the Community Development office at City Hall. Individual home purchases will take place at scattered sites throughout the city during the program year.
	Planned Activities	Project will provide financial assistance to qualified low-mod income homebuyers to purchase a home. Eligible homebuyers who have qualified for mortgages through a lender may receive up to 75% of the total down payment and closing costs not to exceed \$5000.
18	Project Name	Major Housing Rehabilitation Assistance
	Target Area	City Wide Amarillo
	Goals Supported	Homeowner Rehabilitation Assistance
	Needs Addressed	Housing
	Funding	HOME: \$100,000
	Description	Project will provide grants to low income homeowners for the moderate to substantial renovation of their homes. Financial assistance is provided as a no interest forgivable loan ranging from 5-20 years.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	The Major Housing Rehabilitation Program will provide financial assistance for substantial home renovations to 2 homeowners.
	Location Description	The Major Housing Rehabilitation Program is administered at the Community Development office in City Hall and individual projects will take place at scattered sites throughout the city based on individual homeowner qualification.
	Planned Activities	Project will provide grants to low income homeowners for the moderate to substantial renovation of their homes. Financial assistance is provided as a no interest forgivable loan ranging from 5-20 years.
19	Project Name	Rental Rehabilitation
	Target Area	City Wide Amarillo
	Goals Supported	Rental Rehabilitation
	Needs Addressed	Housing
	Funding	HOME: \$100,000

	Description	Project will provide financial incentives of up to 50% of costs to renovate substandard rental properties which will be made available to low income households for at least 5 years. Projects are selected based on competitive proposals submitted by property owners and developers.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	The Rental Rehabilitation Project will provide renovations to 7 rental units, benefitting 7 households.
	Location Description	The Rental Rehabilitation Program is administered by the Community Development office at City Hall. Specific unit renovation locations will occur at scattered sites throughout the city.
	Planned Activities	Project will provide financial incentives of up to 50% of costs to renovate substandard rental properties which will be made available to low income households for at least 5 years. Projects are selected based on competitive proposals submitted by property owners and developers.
20	Project Name	Amarillo Habitat for Humanity-Glenwood Addition
	Target Area	Community Development Target Area City Wide Amarillo
	Goals Supported	New Housing Construction
	Needs Addressed	Housing
	Funding	HOME: \$104,420
	Description	Project will fund construction of 5 new Habitat for Humanity homes in the Glenwood Addition. Qualified low-mod income homebuyers will contribute to the construction of their own homes through the Habitat for Humanity program.
	Target Date	9/30/2013
	Estimate the number and type of families that will benefit from the proposed activities	The New Housing Construction program will complete 5 new Habitat for Humanity homes during the program year, benefitting 5 low-mod income households.
	Location Description	The construction of 5 new homes will be in the Glenwood Addition located in Blocks 83 and 84 (Between S Houston Street and S Mirror Street).
	Planned Activities	Project will fund construction of 5 new Habitat for Humanity homes in the Glenwood Addition. Qualified low-mod income homebuyers will contribute to the construction of their own homes.
21	Project Name	Catholic Charities of the Texas Panhandle-Multi Family Housing Project
	Target Area	Community Development Target Area
	Goals Supported	Acquisition and Rehabilitation
	Needs Addressed	Housing

	Funding	HOME: \$105,578
	Description	Project will fund the CHDO purchase and renovation of 2 duplex dwellings (4 units) located at 209 and 211 N Louisiana Street. Catholic Charities of the Texas Panhandle will purchase and renovate these units to provide safe affordable housing to low-mod income tenants in a CDBG Target Area neighborhood.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	The acquisition and rehabilitation of 4 rental units will provide a benefit to 4 low-mod income households.
	Location Description	Project will include the acquisition and rehabilitation of 2 duplex residences (4 units) located at 209 and 211 Louisiana Street.
	Planned Activities	Project will fund the purchase and renovation of 4-unit multi-family dwelling located at 209 and 211 N Louisiana Street. Renovation of these units will provide safe affordable housing to low income residents in a CDBG Target Area neighborhood.
22	Project Name	CHDO Operating-Amarillo Habitat for Humanity
	Target Area	Community Development Target Area City Wide Amarillo
	Goals Supported	New Housing Construction
	Needs Addressed	Housing
	Funding	HOME: \$13,475
	Description	Project will fund operating support for the Amarillo Habitat for Humanity to construct 5 new homes in the Glenwood Addition.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	This activity funds the operating expenses for the Amarillo Habitat for Humanity new construction of 5 new homes in the Glenwood Addition.
	Location Description	The Amarillo Habitat for Humanity administers new construction projects from their office located at 2700 S Wilson.
	Planned Activities	Project will fund operating support for the Amarillo Habitat for Humanity to construct 5 new homes in the Glenwood Addition.
23	Project Name	CHDO Operating-Catholic Charities of the Texas Panhandle
	Target Area	Community Development Target Area City Wide Amarillo
	Goals Supported	Rental Rehabilitation
	Needs Addressed	Housing
	Funding	HOME: \$13,475

	Description	Activity will provide the operational support to assist with the development and management of 1901 to 1913 Gregory Drive (odd only), 2808 S Pierce, and 920 S Bryan CHDO Projects.
	Target Date	9/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	This activity will provide operational support for maintenance and development of 9 existing rental properties.
	Location Description	The Catholic Charities of the Texas Panhandle administrative offices are located at 200 S Tyler Street. Properties for which the operating support costs will be of benefit include 1901 to 1913 Gregory Drive (odd only), 2808 S Pierce, and 920 S Bryan CHDO Projects.
	Planned Activities	Project will provide operational support to Catholic Charities to assist with development and management of 1901 to 1913 Gregory Drive, 2808 S. Pierce and 920 S. Bryan CHDO projects.

Geographic Distribution

The CDBG Target Area consists of 25 block groups within the City of Amarillo that were statistically determined in the 2010 Census to be at least 51% or more low to moderate income residents. The attached map identifies the locations where 2013-2014 CDBG and HOME funds have been allocated for projects. All are within the CDBG Target Area, but eligible households will have access to these services from anywhere in the city regardless of residence within the Target Area. Some programs including HOMEbuyer Assistance, Emergency Repair Grants, Homeowner Rehabilitation, and Rental Rehabilitation can be performed anywhere within the city limits of Amarillo and are dependent upon individual applicant eligibility.

Target Area	Percentage of Funds
Community Development Target Area	34
City Wide Amarillo	66

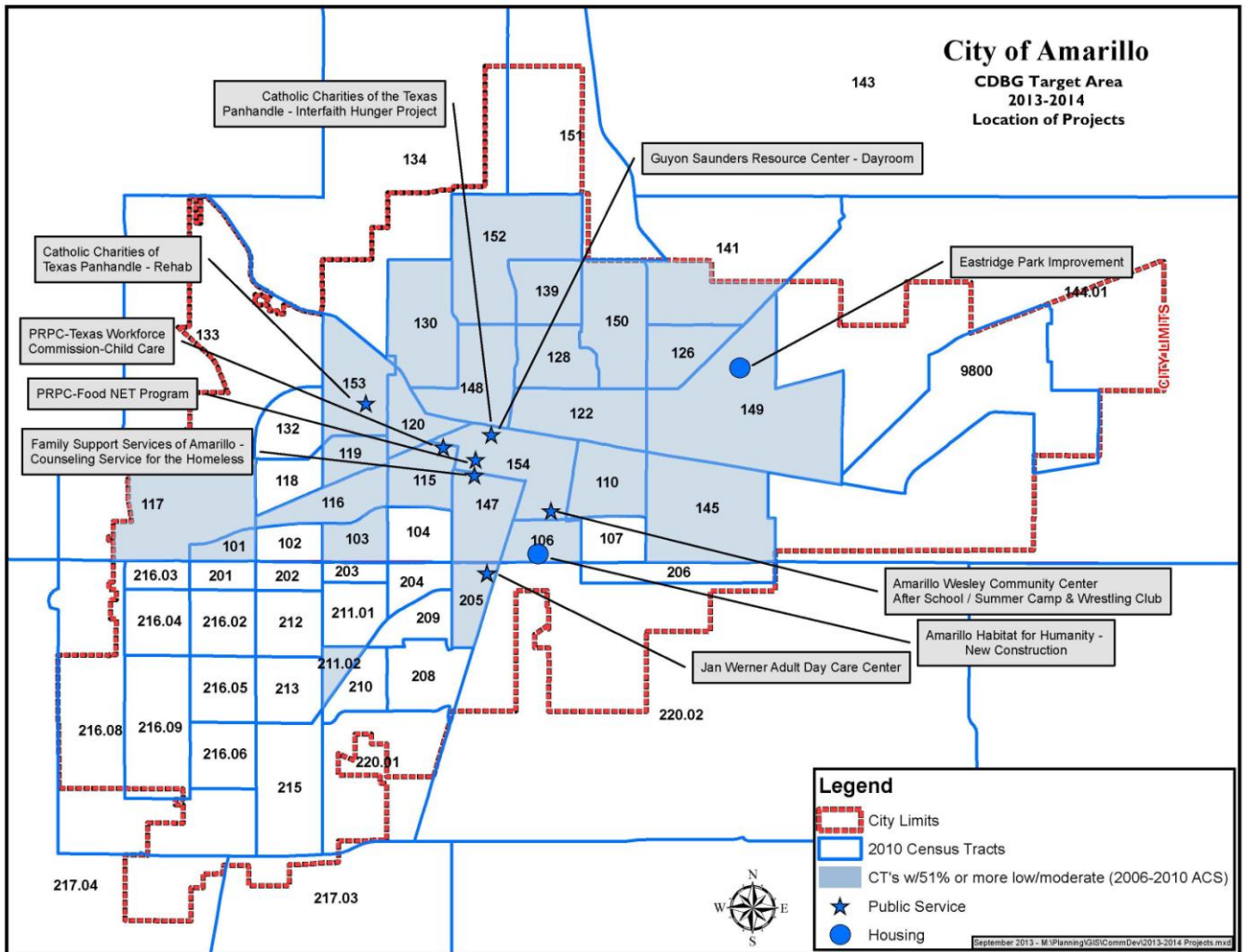
Table 8 - Geographic Distribution

The Community Development Department staff and the Community Development Advisory Committee make recommendations for funding projects based on the priorities of the 5 Year Consolidated Plan for Housing and Community Development. Additionally, the capacity for local non-profit agency partners to deliver CDBG and HOME funded programs is taken into consideration. Geographic distribution includes consideration of the CDBG Target Area where low to moderate income persons will best be served. While most programs are located geographically within the CDBG target Area, some serve eligible low-moderate income residents from anywhere in the city.

The city limits of Amarillo include a total of 60 block groups. 25 of those comprise the CDBG Target Area, resulting in 42% of the total block groups of the City of Amarillo. The designated 66% of funds allocated to projects not exclusive to the CDBG Target Area will benefit mostly persons residing within the CDBG Target Area. Public service projects, for example, will be physically conducted within the Target Area, but are not exclusive to Target Area Residents. Eligibility for some public service projects are determined based on homeless or non-homeless special needs such as senior, youth, homeless, or childcare services. While the subrecipient agencies administering these programs are physically located within the Target Area, eligible clients city wide may benefit. Projects that may benefit some clients living in the larger city wide boundaries, rather than exclusively the Target Area, have been included in the above percentage calculations for City Wide Geographic Distribution.

CDBG TARGET AREA MAP

2013-2014 PROJECT LOCATIONS



Affordable Housing

The 2013-2014 Annual Action Plan includes the following goals for numbers of households to be supported through affordable housing projects.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	24
Special-Needs	0
Total	24

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	15
Acquisition of Existing Units	4
Total	24

Table 10 - One Year Goals for Affordable Housing by Support Type

The City of Amarillo will provide affordable housing in several forms including production of new units, repair or rehab of existing units, and acquisition of existing units, totaling a goal of 24 for the 2013/2014 program year. Production of 5 new units will be implemented by the Amarillo Habitat for Humanity. An allocation of \$104,422 in HOME funds to the Amarillo Habitat for Humanity will support the new construction of 5 single family homes in the Glenwood Addition neighborhood to be purchase by low income first time homebuyers who contribute “sweat-equity” hours to the construction of their own home.

Repair or rehab of existing units will be funded through several programs including Rental Rehabilitation, Minor Homeowner Rehabilitations, and Major Homeowner Rehabilitations. An allocation of \$100,000 in HOME funds is designated for Rental Rehabilitation projects. The City anticipates seven (7) rental units will be rehabilitated in the 2013/2014 program year. The Rental Rehabilitation Program provides up to 50% of costs to property owners for renovation of substandard rental properties which are then made available to lower income tenants. The Minor and Major Homeowner Rehabilitation Programs have allocated \$50,000 in CDBG funds and \$100,000 in HOME funds for home renovations to qualified low income homeowners to rehabilitate deteriorated conditions in their homes and bring properties up to current building codes. The city anticipates the Homeowner Rehabilitation Program will complete six (6) minor rehab projects and two (2) major rehab projects in the 2013/2014 program year.

Acquisition of four (4) existing units will be funded with \$105,578 in HOME funds to Catholic Charities of the Texas Panhandle for the purchase and renovation of a 4 unit multi-family dwelling

located in the CDBG Target Area. The acquisition of these four (4) units will provide affordable housing to low income families and will help in revitalization of a distressed neighborhood.

CDBG and HOME funds will not be used for rental assistance and are not included in Table 10 or Table 11. However, the City of Amarillo, through Continuum of Care funding, will provide rental assistance to benefit the homeless through the Shelter Plus Care Program. The Shelter Plus Care Program provides rental assistance to 50 homeless persons diagnosed with a mental illness and/or chronic substance abuse. Supportive services for the Shelter Plus Care Program are provided by the Texas Panhandle Centers.

Homeless and Other Special Needs Activities

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs
2. Addressing the emergency shelter and transitional housing needs of homeless persons
3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again
4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homeless and other special needs activities are a high priority for the City of Amarillo under the 2010-2014 Consolidated Plan for Housing and Urban Development. Activities focus on outreach and assessment, emergency shelter and transitional housing needs, permanent housing, especially for the chronically homeless, and services for homeless persons discharged from institutions. Collaboration and consultation with the Amarillo Continuum of Care Committee focuses on meeting the needs of the homeless population in Amarillo.

Outreach to homeless persons (particularly unsheltered persons) will be primarily conducted at the Guyon Saunders Homeless Dayroom. This facility is open 365 days a year as a day shelter for homeless persons where they receive basic services such as laundry or mail, and are connected with case managers to assess individual needs and make appropriate referrals to services. The salary of homeless dayroom staff will be funded in part from the CDBG grant.

Ongoing needs assessment for emergency shelter and transitional housing for homeless persons is addressed by the Amarillo Continuum of Care; a committee that meets monthly to work toward meeting homeless needs in the community and which is lead by the City of Amarillo. Representatives of the committee include all local emergency shelter organizations. Transitional housing needs are addressed through a partnership between the City of Amarillo and the Downtown Women's Center under a CoC funded supportive housing program.

The Amarillo Continuum of Care places particular emphasis on programs to assist chronically homeless persons transition to permanent housing and independent living. The Shelter Plus Care program will continue to provide permanent housing for chronically homeless persons with mental health issues. The 50 permanent housing units under the Shelter Plus Care program include ongoing supportive services to prevent persons from becoming homeless again.

The Amarillo Continuum of Care incorporates discharge planning for persons who may become homeless after discharge from institutions such as health care facilities, mental health facilities, foster care, or corrections. Consultation with representatives of local institutions continues to be a priority for the Continuum to ensure persons are not regularly being discharged into homelessness and are connected to available housing and services.

Additionally, most service providers conduct outreach and assessment as part of providing services and/or housing. The Guyon Saunders Resource Center provides a comprehensive approach to assessing needs by co-locating a number of services in one location. The Resource Center provides assistance with rent and utilities; transportation; health and mental health services; and educational services. This one-stop shop approach has proven to be an effective method of delivering services and maximizing resources. Referrals to more specialized services are made to the appropriate provider. Furthermore, the implementation of HMIS allows for better communication and coordination of case management services and has streamlined the referral process.

The 2013-2014 Annual Action Plan includes activities that will serve the homeless population of Amarillo and continue progress toward the goal of meeting homeless needs. Consultation and planning activities continue to take place monthly at Amarillo Continuum of Care and Amarillo Coalition for the Homeless meetings.

Additionally, the 2013-2014 Annual Action Plan includes activities that will benefit non-homeless special needs populations. Specifically, Senior Services programs will provide adult daycare services, home delivered meal services, and food pantry services to elderly and disabled persons. The Jan Werner Adult Daycare Center will provide day services to 16 elderly or disabled persons. Home delivered meal services will be provided by the Area Agency on Aging FoodNET Program, benefitting 60 homebound elderly and disabled persons. Lastly, the Catholic Charities of the Texas Panhandle will operate the Interfaith Hunger Food Pantry which will provide groceries at no cost to 434 elderly and disabled persons.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	N/A (Amarillo does not administer HOPWA funds)
Tenant-based rental assistance	N/A (Amarillo does not administer HOPWA funds)
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	N/A (Amarillo does not administer HOPWA funds)
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	N/A (Amarillo does not administer HOPWA funds)
Total	0

Barriers to Affordable Housing

1. Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The City of Amarillo regularly performs an Analysis of Impediments to identify any barriers to affordable housing. An Analysis of Impediments was completed in 2005 and that data was included in the 2010-2014 Consolidated Plan for Housing and Community Development.

The 2005 Analysis of Impediments did not identify any public policies serving as barriers to affordable housing.

The 2010-2014 Consolidated Plan identifies that the City of Amarillo's Zoning Regulations and Building Codes do not hinder the development of affordable housing. The City recognizes that the enforcement of property codes is essential to the maintenance of quality housing stock. The Emergency Repair Grant, Homeowner Rehabilitation, and Rental Rehabilitation programs provide funds to make needed repairs to arrest the deterioration of properties and correct code violations. The programs are targeted to homeowners with household incomes less than 50% or 80% MFI. The 2013 AAP anticipates completing 130 Emergency Repairs, 8 Homeowner Rehabilitation projects, and rehabilitation of 7 rental units. Furthermore, the HOMEbuyer program allows for housing choice for low and moderate income first-time homebuyers through forgivable loans covering up to 75% of total down payment and closing costs.

Additional strategies to expand housing choice and remove barriers to housing include the following:

- Increasing awareness of tenant's rights through distribution of the Tenant Rights Handbook and investigation of all tenant complaints by Section 8 and Building Safety inspectors.
- Providing fair housing education through participation in community wide events and lender/realtor training for HOMEbuyer programs.
- Increasing affordable housing by ongoing new construction and renovation projects in partnership with 2 CHDO's, Amarillo Habitat for Humanity and Catholic Charities of the Texas Panhandle.
- Providing education on credit issues and financial literacy by conducting homeownership classes for Section 8 tenants and seminars for first time homebuyers. Financial literacy classes are also provided at Guyon Saunders Resource Center.
- Developing neighborhood revitalization strategies through community meetings to identify needs for future planning.

Other Actions

The City of Amarillo also has incorporated other actions into the 2013-2014 Annual Action Plan including addressing obstacles to meeting underserved needs, actions to foster and maintain affordable housing, reduction of lead based paint hazards, reduction of number of poverty level families, development of institutional structure, and enhanced coordination between public and private housing and social service providers.

Actions planned to address obstacles to meeting underserved needs

Obstacles to meeting underserved needs are identified through ongoing public community meetings including the Community Development Advisory Committee, Amarillo Continuum of Care Committee, and the Amarillo Coalition for the Homeless. Solicitation for public comment is made at all public hearing meetings and comment on areas of underserved needs will continue to be encouraged from community participation.

While the City of Amarillo is strongly committed to meeting underserved needs in the community, the primary gap in the delivery of services continues to be a lack of adequate financial resources to best serve the city's populations in need. Amarillo's 2012 CDBG allocation was reduced by 11% since the 2011 program year. Additionally, Amarillo's 2012 HOME allocation was reduced by 35% since the 2011 program year. The reductions in financial resources, as well as program caps on public services, are obstacles in meeting all underserved needs in the community. However, the city has strong and stable relationships with the service providers in the community and continues to work cooperatively with all service providers in order to maximize financial resources and reduce gaps in the institutional structure wherever possible.

Actions planned to foster and maintain affordable housing

In addition to the CDBG and HOME funds, other major funding resources for housing activities include private financial institution funds for the purchase of affordable housing, housing tax credits from the Texas Department of Housing and Community Affairs (TDHCA) for construction or rehabilitation of affordable housing, Continuum of Care grants and Section 8 housing choice vouchers.

Local Match of HOME Funds

Over the years, the City has accumulated excess match for the HOME Program through a variety of sources including the following:

- 25% of the single-family mortgage loans made to HOME eligible homebuyers through the 2003 bond issued by the Amarillo Housing Finance Corporation.
- Contributions from the Amarillo Housing Finance Corporation for homebuyer assistance...Prior contributions from the former American Housing Foundation whose mission was to expand affordable housing opportunities.
- Donations of volunteer labor and building materials on CHDO projects undertaken by Amarillo Habitat for Humanity or Catholic Family Service that are not reflected in sales price of home.
- Other sources are miscellaneous contributions of cash, forgiven fees and liens, and financing fees.

HOME Affordability Requirements

The HOME regulations require the City to establish policies that insure that all HOME assisted projects are and will remain affordable to low and moderate income households for specific periods of time. Amarillo's primary method of enforcing the HOME affordability requirements is recapture of the HOME funds provided. If recapture cannot be used, restricted resale provisions will be applied.

Recapture

- Homeowners receiving a rehabilitation grant are required to repay a prorated amount if they transfer ownership or do not reside in the unit as their principal residence for the required affordability period ranging from five (5) to fifteen (15) years.
- If the homebuyer fails to live in the unit for the period of affordability or otherwise breaches the HOME agreement, the full amount of the no interest deferred loan must be recaptured.
- If the homebuyer sells the unit during the required period of affordability, the amount of the HOME investment to be recaptured may be reduced on a prorated basis based on the length of time that the homebuyer has resided in the unit. Proration is based on the number of days the homebuyer has occupied the unit. The recaptured funds will be used for other eligible HOME activities.
- Net Sales Proceeds - If a sale or foreclosure occurs and if the sales proceeds are insufficient to cover the full required repayment amount, a lesser repayment amount will be made from Net Sales Proceeds. "Net Sales Proceeds" are defined as the amount remaining after repayment of the first mortgage loan balance, the payment of the documented closing costs at sale and the documented down payment and closing costs at the original purchase paid directly by the homebuyer from his/her own funds.
- No Net Sales Proceeds - If after completion of a sale or foreclosure and the distribution of the sales proceeds, the amount of the Net Sales Proceeds is insufficient to cover any of the required recapture amounts; there were no net proceeds. City will maintain data to verify no proceeds were distributed to the homebuyer or the City.

Actions planned to reduce lead-based paint hazards

Lead-based paint inspections are completed by Certified LBP inspectors on the Community Development staff. All properties built prior to 1978 are subject to Lead-based paint inspections and are required to meet federal statutes for LBP prior to receiving federal assistance for renovations or acquisition of properties. The City of Amarillo is involved in three HUD-funded housing activities that must evaluate lead-paint hazards: housing rehabilitation; homebuyer's assistance; and rental assistance including Section 8 Housing Choice Vouchers.

When funds are used for homebuyers or rental assistance, all applications are reviewed to determine the possible presence of children under the age of six. When there are no children under six or the potential of a new birth, adoption, or foster-care situation, no further assessment is needed other than providing the applicants with information about lead hazards. If there is the presence or potential for the presence of a child under the age of six, a visual inspection of the property is conducted to determine the condition of the dwelling. All rehabilitation projects on houses constructed prior to 1978, regardless of the presence of children under six, are assessed for lead-paint hazards. Depending on the work to be performed, the level of assessment varies. If the rehabilitation does not involve disturbing paint and there

are no children under the age of six in the household, than a visual assessment and determination is all that is required. If paint will be disturbed, then a more extensive assessment by a certified risk assessor is conducted.

The City of Amarillo's Community Development Department, including the Housing office, fund all clearance testing. In the case of tenant-based rental assistance, including Section 8 Housing Choice Vouchers, the landlord must pay for the interim controls and this requirement often deters landlords from accepting Section 8 vouchers or other HUD-funded rental assistance. In the case of housing rehabilitation, the City uses HUD dollars to fund the interim controls and remediation. Homebuyers receiving assistance through the City's HOME program are alerted to the potential for lead-based paint. The cost for interim controls or remediation must be borne by the current owner, the prospective buyer, or the Community Housing Development Organization (CHDO) through which the buyer may be working.

Actions planned to reduce the number of poverty-level families

The City of Amarillo's anti-poverty policies include:

- Targeting financial resources to those most in need;
- Encouraging local housing and service providers to become more self-sustaining and less dependent on government resources;
- Encourage local and state foundations to prioritize resources to those nonprofits with the capacity and structure to best assist those in poverty;
- Assist in strengthening and expanding the existing service delivery system, engaging all nonprofit and for-profit service providers;
- Promote the Panhandle 2020 goal to increase educational attainment;
- Support economic development activities through technical assistance, facade improvements, commercial district enhancements, historic preservation, small business and microenterprise assistance; and
- Include issues surrounding poverty, its causes and its cures in other planning-related venues such as in the development of the City's Comprehensive Plan.

Amarillo's goal for reducing poverty is to give funding priority to projects and activities which:

- Involve low to moderate income residents, advocates, and services providers in the planning and decision-making process for the distribution of HUD and other public funds;
- Encourage and foster collaborations between public service providers, foundations, governmental entities, school districts, corporations, and other private sector entities to develop a coordinated and cohesive approach to the reduction of poverty and the increase in opportunities for Amarillo residents;
- Expand economic opportunities through adult education, job training, job readiness assistance, as well as through small business/entrepreneur assistance and incentives for businesses to hire those in poverty;
- Continue to expand and enhance the City's continuum of care process for the homeless and those at risk of homelessness;

- Reduce or eliminate barriers to employment, by assisting in the expansion of services such as transportation, child care, health care;
- Encourage and support community-based activities that engage and assist those disenfranchised in the community.

The strategies outlined above can be effective in reducing the number of poverty level families if significantly greater financial resources are made available and capacity and cooperation in the private sector can be increased. Given the current level of funding to the City of Amarillo, it is unlikely that the City alone can measurably reduce the number of persons in poverty. The programs to be funded through CDBG, HOME and Section 8 can reduce the impact of poverty on the lives of the very low and low income residents by increasing access to free or reduced-cost services and housing, making the essentials of life more affordable.

Actions planned to develop institutional structure

The City of Amarillo works with a variety of non-profit agencies and community groups to develop and implement the projects and activities described in the Annual Action Plan. Technical assistance is offered to community and neighborhood groups interested in developing projects for future funding consideration. Two community-based organizations are designated as Community Housing Development Organizations (CHDO) including Amarillo Habitat for Humanity, Inc. and Catholic Charities of the Texas Panhandle, Inc. which are both re-certified annually with the City. Efforts continue to be made to further develop the capacity of these agencies to administer and implement housing activities. Additionally, the City of Amarillo has recently engaged in discussions with the Amarillo Association of Realtors to work towards mutual cooperation on housing issues in the community.

Actions planned to enhance coordination between public and private housing and social service agencies

To coordinate the various affordable housing programs with other private and public service providers, the City of Amarillo will undertake the following activities:

- Continue to operate as the lead agency for the Amarillo Continuum of Care Committee to administer and evaluate homeless programs and address additional needs in the continuum of care.
- Work with the Coalition of the Homeless in assessing the needs of the homeless and planning effective delivery systems.
- Continue to work with the Texas Panhandle Centers on the Shelter Plus Care project as a collaborative partnership providing housing and mental health services for 50 households.
- List all assisted housing programs in the United Way 211 Texas statewide referral system
- Refer homeowners to Panhandle Community Services for weatherization assistance and utility assistance under the CEAP program.
- Work with the Worksource Solutions Panhandle and the Texas Health and Human Services Commission to develop and implement activities that assist families moving from welfare to work.
- Provide referrals to the private assisted housing projects in Amarillo and in the larger area.
- Provide technical assistance to developers, non-profits, coalitions and neighborhood groups

interested in developing housing projects or special activities related to the CDBG, HOME, and Continuum of Care Programs.

- Participate in outreach events to educate the public and network with other agencies on housing programs available through the Community Development office.
- Utilize the Community Development office to make efforts, as appropriate, to bring various groups together to achieve community goals, coordinate services or encourage joint projects.

The City of Amarillo engages in collaboration with many local community partners including private housing providers, social service agencies, and others; but also continues through outreach efforts to seek additional involvement from other entities on community development issues.

Program Specific Requirements

The 2013/2014 Annual Action Plan does not include any CDBG funded projects that are planned to include program income from previous years, proceeds from section 108 loan guarantees, or surplus from urban renewal settlements. HOME funds activities, including other forms of investment and recapture and resale guidelines and described below.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l) (1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	71,210
5. The amount of income from float-funded activities	0
Total Program Income:	71,210

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l) (2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Over the years, the City of Amarillo has accumulated excess match for the HOME program through a variety of sources including the following:

- 25% of the single-family mortgage loans made to HOME eligible homebuyers through the 2003 bond issued by the Amarillo Housing Finance Corporation.
- Contributions from the Amarillo Housing Finance Corporation for homebuyer assistance, including prior contributions from the former American Housing Foundation whose mission was to expand affordable housing opportunities.
- Donations of volunteer labor and building materials on CHDO projects undertaken by Amarillo Habitat for Humanity and Catholic Charities of the Texas Panhandle that are not reflected in sale prices of homes.
- Other sources are miscellaneous contributions of cash, forgiven fees and liens, as well as financing fees.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Amarillo's primary method of enforcing the HOME affordability requirements is recapture of the HOME funds provided. If recapture cannot be used, restricted resale provisions will be applied. The guidelines used for resale or recapture of HOME funds when used for homebuyer activities include the following:

- If the homebuyer fails to live in the unit for the period of affordability or otherwise breaches the HOME agreement, the full amount of the no interest deferred loan must be recaptured.
- If the homebuyer sells the unit during the required period of affordability, the amount of the HOME investment to be recaptured may be reduced on a prorated basis based on the length of time that the homebuyer has resided in the unit.
- Proration is based on the number of days the homebuyer has occupied the unit. The recapture funds will be used for other eligible HOME activities.
- Net Sales Proceeds - If a sale or foreclosure occurs and if the sales proceeds are insufficient to cover the full required repayment amount, a lesser repayment amount will be made from Net Sales Proceeds. "Net Sales Proceeds" are defined as the amount remaining after repayment of the first mortgage loan balance, the payment of the documented closing costs at sale and the documented down payment and closing costs at the original purchase paid directly by the homebuyer from his/her own funds.
- No Net Sales Proceeds - If after completion of a sale or foreclosure and the distribution of the sales proceeds, the amount of the Net Sales Proceeds is insufficient to cover any of the required recapture amounts; there were no net proceeds. The City will maintain data to verify that no proceeds were distributed to the homebuyer or the City.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME assisted housing must meet the affordability requirements for not less than the applicable period beginning after project completion which is determined based on the following investment amounts:

- Under \$15,000 = 5 years minimum affordability period
- \$15,000 - \$40,000 = 10 years minimum affordability period
- Over \$40,000 = 15 years minimum affordability period

To ensure compliance with affordability guidelines, annual monitoring of properties funded with HOME funds is conducted by the Community Development Affordable Housing Coordinator. At project completion a lien is filed against the property for the amount of the HOME investment and for the duration of the affordability period. Annual inspections of the properties are conducted by the Rehab Inspector II and verification of proof of insurance and payment of property taxes are verified. Failure to meet affordability terms results in repayment due immediately and the lien to secure payment may be foreclosed.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No HOME funds will be used to refinance any existing debt on multifamily housing rehabilitations.

The City of Amarillo continues to operate the HOME program in compliance with all current HOME program affordability and resale/recapture regulations.

APPENDIX A

APPLICATIONS FOR FEDERAL ASSISTANCE

APPENDIX B

CERTIFICATIONS